

June 1, 2022

**VIA ELECTRONIC AND HAND DELIVERY**

Mrs. Alina T. Hudak  
City Manager/ City of Miami Beach  
1700 Convention Center Drive, 4th Floor  
Miami Beach, Florida 33139

**Re: PB22-0532 Application for Vacation of Portions of Alton Court, between Lincoln Road and Seventeenth (17<sup>th</sup>) Street (“Application”) | The Alton Office Building - 1656, 1664, 1676, 1680 Alton Road and 1677 West Avenue, Miami Beach, Florida (collectively, the “Properties”)**

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Dear City Manager:

Our firm represents BH THE ALTON LLC, a Delaware limited liability company (the “Applicant”), in connection with the land use and zoning matters relating to the abovementioned Properties before the City of Miami Beach (“City”). On behalf of the Applicant, please accept this Letter of Intent as part of this Application for partial vacation of Alton Court between Lincoln Road and 17<sup>th</sup> Street, to allow for the proposed Class A Office project designed by Lord Norman Foster of Foster & Partners at the Properties (the “Project”), discussed further below.

**I. The Property**

The Properties consist of five (5) of Properties along Alton Rd and West Avenue that at one point was anchored by Epicure Market. The Project is proposing to develop a Class A office building along Alton Road (see attached plans)

The Properties are zoned Commercial, Medium Intensity (CD-2) on the City of Miami Beach Official Zoning Map and designated Commercial, Medium Intensity (CD-2) on the City’s Future Land Use Map. Accordingly, the Properties are located outside any Historic District or the Miami Beach Architectural District.

## **II. Alley Vacation:**

The Applicant is requesting the City vacate the following two portions of the alley (see attached survey's) totaling approximately 1,500 sq. ft. pursuant to City Charter Section 1.03(b)(4) and Section 118-51(11) of the City's Land Development regulations. The Applicant is proposing the following Public Benefits:

1. The construction of a Class A office building along Alton Rd designed by Foster & Partners.
2. That no FAR will be derived from the portions of the Alley being vacated, only allowing the movement of FAR located on private property.
3. A voluntary payment made by the Applicant based on the appraisal's value of such land being vacated.
4. A perpetual easement in favor of the City over the ROW, to ensure continued public use of the ROW for City access, pedestrian, vehicular travel, and utilities.

## **III. Proposed Timeline**

Following adoption of referral item C4E on the agenda of May 25, 2022, the vacation is scheduled for the Planning Board meeting on June 21, 2023, City Commission on June 22, 2022 for first public vote, then Finance and Economic Resiliency Committee and final vote at City Commission meeting of July 20, 2022.

The Applicant is working with staff and based on the foregoing, we respectfully request your favorable consideration of this application.

Very truly yours,



Alfredo J. González, Esq.

Enclosures